

35675

WARRANTY DEED

Vol. MR Page 6401KNOW ALL MEN BY THESE PRESENTS, That BEA G. LUPER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST/SCHMIDT and MILDRED IMOGENE SCHMIDT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 568 in Block 115 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO: Reservations and restrictions as contained in Deed from Klamath Korporation.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration indicated which, or, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12th day of April, 19 84; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 12, 19 84

Personally appeared the above named IMOGENE SCHMIDT, power of attorney for BEA G. LUPER and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Imogene Schmidt as attorney in fact for BEA G. LUPER
Christene Blankenship as attorney in fact for BEA G. LUPER
STATE OF OREGON, County of Klamath

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Bea G. Luper

GRANTOR'S NAME AND ADDRESS

Ernest and Mildred Imogene Schmidt

2330 Vine
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer

Deputy



STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

SS.

On APRIL 12, 1984

before me, the undersigned, a Notary Public in and for said

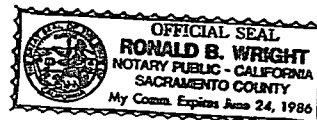
State, personally appeared CHRISTENE BLAUENSHIP, AS POWER OF ATTORNEY
FOR BEA G. LUPER

to be the person PERSONALLY known to me
whose name IS subscribed
to the within instrument and acknowledged that SHE
executed the same.

WITNESS my hand and official seal.

Signature

Ronald B. Wright



(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for
record on the 18th day of April A.D., 1984 at 10:37 o'clock A M,
and duly recorded in Vol M84, of Deeds on page 6401.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy